

LOCATION MAP

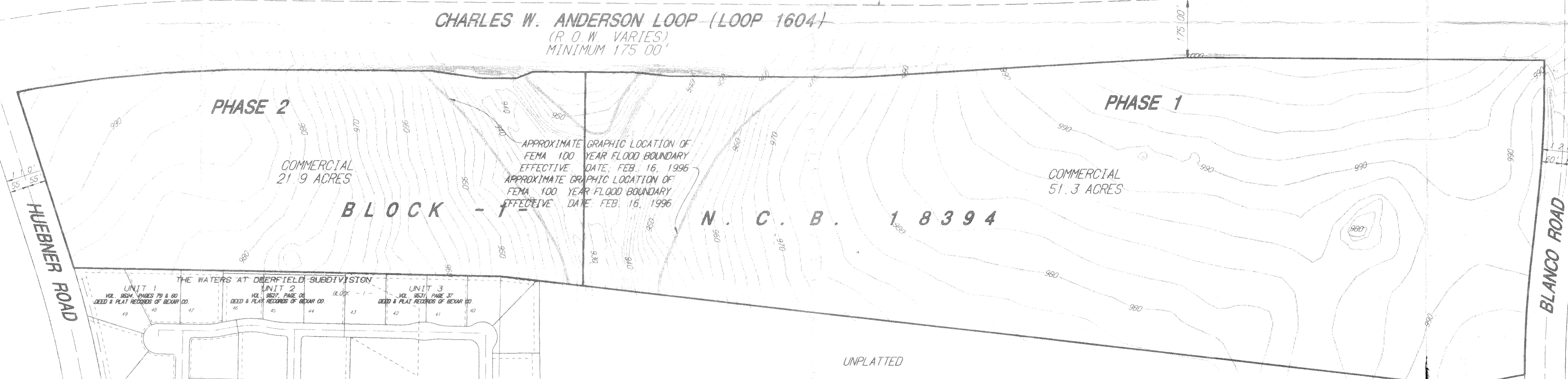
DEVELOPMENT SUMMARY

LAND AREA 73.2 ACRES  
TOTAL NUMBER OF TRACTS 2

DEVELOPER:

OWNER : RIVER CITY ASSOCIATES  
ADDRESS : 1000 CENTRAL PARKWAY N., SUITE 150  
SAN ANTONIO, TEXAS 78232  
TELEPHONE : (210) 495-2100

SCALE 1" = 200'



RECEIVED  
96 JUL 30 PM 1:39  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY  
COSA

July 26 1996 516  
(date) (number)

If no plats are filed, plan will

expire on Jan 25, 1998

1st plat filed on

No.	Date	Revisions
1	7/24/96	ADDED "PHASE 1" & "PHASE 2" TEXT & ADDED VICINITY MAP

BROWN ENGINEERING CO.  
ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., SUITE 150  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

RIVER CITY ASSOCIATES  
ARTS SUBDIVISION  
P.O.A.D.P.  
SHEET NO 1

# 516

# CITY OF SAN ANTONIO

## APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

RECEIVED

96 JUL 11 PM 3:49

Date Submitted: 7/10/96

Name of POADP: Arts Subdivision

Owner/Agent: River City Associates Phone: (210)495-2100

Address: 1000 Central Pkwy N., Ste. 150 Zip code: 78232

Engineer/Surveyor: Brown Engineering Company Phone: (210)494-5511

Address: 1000 Central Pkwy N., Ste. 100 Zip code: 78232

Existing zoning: B-3 ERZD Proposed zoning: \_\_\_\_\_

Texas State Plane Coordinates: X 2,150,028 Y 641,004  
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐  
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>--</u>	<u>--</u>
Non-Single Family (NSF)	<u>--</u>	<u>--</u>
Commercial & other	<u>2</u>	<u>73.2</u>
<b>TOTAL =</b>	<u>2</u>	<u>73.2</u>

Print Name: Mark S. Brown Signature: Mark S. Brown

Date: 7/10/96 Tel: (210) 494-5511 Fax: (210) 494-5519

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

\* Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94





# CITY OF SAN ANTONIO

July 26, 1996

Mark Brown, P. E.  
Brown Engineering, Co.  
1000 Central Parkway N., Suite 100  
San Antonio, TX 78232

Re: Arts

POADP # 516

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Arts Subdivision Preliminary Overall Area Development Plan # 516. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio Date 7.17.96  
FROM: Elizabeth A. Carol; Planner II  
ITEM NAME: Arts Subdivision FILE # \_\_\_\_\_  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: ?, 1996

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days         | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days   |

☒ I recommend approval ☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Burt Rubio Sr. Eng. Tech 7-15-96  
Signature Title Date

RECEIVED  
JUL 16 AM 8:41  
CITY OF SAN ANTONIO  
PLANNING DEPARTMENT



# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

TO: City of San Antonio  
Planning Dept.  
114 W. Commerce  
San Antonio, TX 78205

DATE <u>7-30-96</u>	JOB NO <u>227-002-00</u>
ATTENTION <u>Elizabeth Carol</u>	
RE: <u>Arts Subdivision</u>	
<u>P.O.A.D.P.</u>	

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via today the following items:

- ☐ Shop drawings      ☒ Prints      ☐ Plans      ☐ Samples      ☐ Specifications  
☐ Copy of letter      ☐ Change order      ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>4</u>			<u>Arts Subdivision P.O.A.D.P. (revised 7/24/96)</u>

RECEIVED

THESE ARE TRANSMITTED as checked below:

- ☐ For approval      ☐ Approved as submitted      ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use      ☐ Approved as noted      ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested      ☐ Returned for corrections      ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment      ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED Thelma Pomas

# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

TO: City of San Antonio  
Planning  
114 W. Commerce - 4<sup>th</sup> floor

DATE	7-25-96	JOB NO	227-002-00
ATTENTION	Elizabeth Carol		
RE:	Arts Subdivision - POADP		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via same day the following items:

- ☐ Shop drawings      ☒ Prints      ☐ Plans      ☐ Samples      ☐ Specifications  
☐ Copy of letter      ☐ Change order      ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2			Arts Subd. POADP

RECEIVED  
 96 JUL 25 PM 2:11  
 CIVIL ENGINEERING  
 SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☐ For approval      ☐ Approved as submitted      ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use      ☐ Approved as noted      ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested      ☒ Returned for corrections      ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment      ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED Thelma Pomas

# BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

TO: City Planning  
114 W. Commerce  
4th Fl.

DATE <u>8/1/96</u>	JOB NO <u>227-002-02</u>
ATTENTION <u>Elizabeth Carol</u>	
RE: <u>Arts Subd.</u>	

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via 4hr. the following items:

- ☐ Shop drawings      ☐ Prints      ☐ Plans      ☐ Samples      ☐ Specifications  
☐ Copy of letter      ☐ Change order      ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
<u>5</u>		<u>EA.</u>	<u>Revised POADP</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval      ☐ Approved as submitted      ☐ Resubmit \_\_\_\_\_ copies for approval  
☒ For your use      ☐ Approved as noted      ☐ Submit \_\_\_\_\_ copies for distribution  
☒ As requested      ☐ Returned for corrections      ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment      ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED Denise Spain



# BROWN ENGINEERING CO.

Engineering Consultants  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232  
Phone (210) 494-5511

RECEIVED  
96 JUL 11 PM 3:49

CITY PLANNING  
SERVICES DIVISION

TO: City Planning Dept.  
114 W. Commerce  
4th Floor

ATTN: Elizabeth Carol

JOB #: 227-010-00

DATE: July 10, 1996

RE: Arts Subdivision

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
6	P.O.A.D.P.
1	Application for a P.O.A.D.P.

## THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ \_\_\_\_\_


## REMARKS:


\_\_\_\_\_

COPY TO: \_\_\_\_\_


SIGNED: Denise Spain




<b>ACT FAST COURIER</b> 12122 STEVENS COURT SAN ANTONIO, TEXAS 78233				<b>SAN ANTONIO</b> OFFICE: (210) 599-2004 <b>AUSTIN</b> OFFICE: (512) 502-0206		<input type="checkbox"/> PREPAID <input type="checkbox"/> COLLECT		<b>INVOICE</b> <b>47196</b>	
CHECK ONE HOT SHOT <input type="checkbox"/>	P/U NAME <i>Brown Eng. Co.</i>	DELIVERED NAME <i>City Planning</i>						TOTALS	
Q/A/P <input type="checkbox"/>	ADDRESS	ADDRESS <i>114 W. Commerce, 4th Floor</i>							
1 HR <input type="checkbox"/>	CITY, ZIP	CITY, ZIP							
2 HR <input type="checkbox"/>	CONTACT PERSON	CONTACT PERSON <i>Elizabeth Canale</i>							
3 HR. <input type="checkbox"/>	SIGNATURE x <i>[Signature]</i>	SIGNATURE x							
PRIORITY SERVICE <input type="checkbox"/>	DELAY TIME	DRIVER <i>KW</i>	DATE <i>7/26</i>	TIME	DELAY TIME	DRIVER <i>KW</i>	DATE <i>7/26</i>	TIME	
TOTAL MILEAGE: <input type="checkbox"/>	2-WAY SIGNATURE x	<b>C.O.D.</b>							
SAN ANTONIO - AUSTIN	3RD PARTY	DESCRIPTION <i>227-002-00</i>							
SAME DAY: <input checked="" type="checkbox"/>	BILLING NAME	OF DELIVERY							
AUSTIN - SAN ANTONIO									
SAME DAY <input type="checkbox"/>	ADDRESS								
O/N <input type="checkbox"/>	CITY, ZIP								
2-WAY <input type="checkbox"/>		x SIGNATURE							
	NOT RESPONSIBLE FOR CONCEALED DAMAGE	OUTSIDE 1804, \$1.00 PER MILE		AMOUNT DUE		<b>\$ 5.00</b>			

<b>ACT FAST COURIER</b> 12122 STEVENS COURT SAN ANTONIO, TEXAS 78233				<b>SAN ANTONIO</b> OFFICE: (210) 599-2004 <b>AUSTIN</b> OFFICE: (512) 502-0206		<input type="checkbox"/> PREPAID <input type="checkbox"/> COLLECT		<b>INVOICE</b> <b>49378</b>	
CHECK ONE HOT SHOT <input type="checkbox"/>	P/U NAME <i>Brown Eng. Co.</i>	DELIVERED NAME <i>City Planning</i>						TOTALS	
Q/A/P <input type="checkbox"/>	ADDRESS	ADDRESS <i>114 W. Commerce, 4th Floor</i>							
1 HR <input type="checkbox"/>	CITY, ZIP	CITY, ZIP							
2 HR <input type="checkbox"/>	CONTACT PERSON	CONTACT PERSON <i>Elizabeth Canale</i>							
3 HR. <input type="checkbox"/>	SIGNATURE x <i>[Signature]</i>	SIGNATURE x							
PRIORITY SERVICE <input type="checkbox"/>	DELAY TIME	DRIVER <i>KW</i>	DATE <i>8/1</i>	TIME	DELAY TIME	DRIVER <i>KW</i>	DATE <i>8/1</i>	TIME	
TOTAL MILEAGE: <input type="checkbox"/>	2-WAY SIGNATURE x	<b>C.O.D.</b>							
SAN ANTONIO - AUSTIN	3RD PARTY	DESCRIPTION <i>227-002-00</i>							
SAME DAY: <input checked="" type="checkbox"/>	BILLING NAME	OF DELIVERY							
AUSTIN - SAN ANTONIO									
SAME DAY <input type="checkbox"/>	ADDRESS								
O/N <input type="checkbox"/>	CITY, ZIP								
2-WAY <input type="checkbox"/>		x SIGNATURE							
	NOT RESPONSIBLE FOR CONCEALED DAMAGE	OUTSIDE 1804, \$1.00 PER MILE		AMOUNT DUE		<b>\$ 5.00</b>			



<b>ACT FAST COURIER</b> 12122 STEVENS COURT SAN ANTONIO, TEXAS 78233				SAN ANTONIO OFFICE: (210) 599-2004 AUSTIN OFFICE: (512) 502-0206		<input type="checkbox"/> PREPAID <input type="checkbox"/> COLLECT		<b>INVOICE</b> <b>44045</b>	
CHECK ONE HOT SHOT <input type="checkbox"/>	P/U NAME <i>Brown Eng. Co.</i>	DELIVERED NAME <i>City Planning</i>						TOTALS	
Q/A/P <input type="checkbox"/>	ADDRESS	ADDRESS <i>114 W. Commerce, 4th Floor</i>							
1 HR <input type="checkbox"/>	CITY, ZIP	CITY, ZIP							
2 HR <input type="checkbox"/>	CONTACT PERSON	CONTACT PERSON <i>Elizabeth Carol</i>							
3 HR. <input type="checkbox"/>	SIGNATURE x <i>[Signature]</i>	SIGNATURE x							
PRIORITY SERVICE <input type="checkbox"/>	DELAY TIME	DRIVER <i>DL</i>	DATE <i>7/11</i>	TIME	DELAY TIME	DRIVER <i>DL</i>	DATE <i>7/11</i>	TIME	
TOTAL MILEAGE: <input type="checkbox"/>	2-WAY SIGNATURE x		C.O.D.						
SAN ANTONIO - AUSTIN	3RD PARTY		DESCRIPTION <i>227-001-00</i>						
SAME DAY: <input checked="" type="checkbox"/>	BILLING NAME		OF DELIVERY						
AUSTIN - SAN ANTONIO									
SAME DAY <input type="checkbox"/>	ADDRESS		<i>OK</i>						
O/N <input type="checkbox"/>	CITY, ZIP		<i>[Signature]</i>						
2-WAY <input type="checkbox"/>			RECEIVED IN GOOD CONDITION						
	NOT RESPONSIBLE FOR CONCEALED DAMAGE		x SIGNATURE <i>[Signature]</i>		OUTSIDE 1604, \$1.00 PER MILE		AMOUNT DUE		\$ <i>500</i>

<b>ACT FAST COURIER</b> 12122 STEVENS COURT SAN ANTONIO, TEXAS 78233				SAN ANTONIO OFFICE: (210) 599-2004 AUSTIN OFFICE: (512) 502-0206		<input type="checkbox"/> PREPAID <input type="checkbox"/> COLLECT		<b>INVOICE</b> <b>49365</b>	
CHECK ONE HOT SHOT <input type="checkbox"/>	P/U NAME <i>Brown Eng. Co.</i>	DELIVERED NAME <i>City Planning</i>						TOTALS	
Q/A/P <input type="checkbox"/>	ADDRESS	ADDRESS <i>114 W. Commerce</i>							
1 HR <input type="checkbox"/>	CITY, ZIP	CITY, ZIP							
2 HR <input type="checkbox"/>	CONTACT PERSON	CONTACT PERSON <i>Elizabeth Carol</i>							
3 HR. <input type="checkbox"/>	SIGNATURE x <i>[Signature]</i>	SIGNATURE x							
PRIORITY SERVICE <input type="checkbox"/>	DELAY TIME	DRIVER <i>DL</i>	DATE <i>7/13</i>	TIME	DELAY TIME	DRIVER <i>DL</i>	DATE <i>7/13</i>	TIME	
TOTAL MILEAGE: <input type="checkbox"/>	2-WAY SIGNATURE x		C.O.D.						
SAN ANTONIO - AUSTIN	3RD PARTY		DESCRIPTION <i>227-002-00</i>						
SAME DAY: <input checked="" type="checkbox"/>	BILLING NAME		OF DELIVERY						
AUSTIN - SAN ANTONIO									
SAME DAY <input type="checkbox"/>	ADDRESS		<i>OK</i>						
O/N <input type="checkbox"/>	CITY, ZIP								
2-WAY <input type="checkbox"/>			RECEIVED IN GOOD CONDITION						
	NOT RESPONSIBLE FOR CONCEALED DAMAGE		x SIGNATURE <i>[Signature]</i>		OUTSIDE 1604, \$1.00 PER MILE		AMOUNT DUE		\$ <i>500</i>